

SUBDIVISION ANALYSIS

June 10, 2009

S-6-2009

Utah Cultural Celebration Subdivision

1300 West 3300 South

C-2 Zone

3 Lots

BACKGROUND

Brent Garlick, representing the City's Economic Development Division, is requesting preliminary and final subdivision approval for the Utah Cultural Celebration Subdivision. The purpose for the subdivision is to create individual lots that will eventually be sold to the developer of the Jordan River Market Place.

STAFF/AGENCY COMMENTS:

Public Works Department:

- X Dedication along 3300 South required.
- X Revisions to the plat are required.
- X Plat will be required to show public lighting easement across the frontage on 3300 South.

Fire Department:

- X Hydrant locations and specifications to be reviewed by Fire Department once development applications have been submitted.

ISSUES

- X The proposed application will subdivide a number of parcels and will result in the creation of 3 lots on approximately 24 acres of property. The subdivision is being processed in order to create lots that will eventually be sold by the City. Lot 1 will be retained by the City as it houses the Utah Cultural Celebration Center.

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- X The subdivision is located in the C-2 zone. It is also located within the boundaries of the Jordan River Overlay Zone. During the conditional use and/or permitted use processes, special development standards will apply.
- X As part of the subdivision, a small portion of lots 2 and 3 will be dedicated as right-of-way along 3500 South. In addition, a 3-foot wide public lighting easement will also be noted on the plat adjacent to 3500 South. This will allow the public sidewalk and lighting to be installed along 3500 South as it is further to the west.
- X Due to this application being a commercial subdivision, staff and agency comments will be better addressed during the future development reviews of the Market Place. The subdivision plat is simply to create the properties for which the City can sell.
- X During the study session, a question was raised regarding the north boundary of lot 2. More particularly, the question asked was whether there could be complications from this boundary being a waterway. After discussing this matter with Public Works, staff learned that control structures used in this area will keep the pond fluctuations to a minimum. This will not guarantee that water will not extend beyond the subdivision boundary. However, this potential should be addressed with the future owners of this property.

STAFF ALTERNATIVES:

- A. Approve the Utah Cultural Celebration Subdivision subject to a resolution of staff and agency issues.
- B. Continue the application to address concerns raised during the Planning Commission hearing.